

FILED
GREENVILLE CO. S. C.

BOOK 1292 PAGE 91

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 19 05 AM '73
OGHNE S. TANKERSLEY
R.M.C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES D. WARD

(hereinafter referred to as Mortgagor) is well and truly indebted unto DWIGHT J. GOFORTH

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

FIFTEEN THOUSAND AND NO/100THS----- Dollars (\$ 15,000.00--) due and payable

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE at the rate of SEVEN per centum per annum, to be paid: ANNUALLY.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

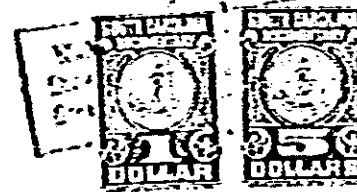
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Western side of Standing Springs Road in Austin Township, containing 47 acres, more or less, and having according to a plat of Property of J. Roy Stone, dated February 25, 1964, the following metes and bounds, to-wit:

BEGINNING at a nail and cap near the center of Standing Springs at a pin 294 feet, more or less, South of the intersection of Standing Springs Road and McCall Road, corner of a 10.04 acre tract conveyed to Edward J. Edminister and Evelyn G. Edminister, by deed recorded in Deed Book 927 at Page 367, and runs from the beginning with said Edminister's line as follows: S. 71-12 W. 603.3 feet; S. 27-39 E. 260.2 feet; S. 52-36 W. 554.3 feet, and S. 3-53 E. 179.4 feet to Edminister's corner in Jarrett's line; thence S. 82-00 W. 404 feet to a pin on a branch; thence with said branch as follows: S. 70-45 W. 529 feet; S. 63-30 W. 401 feet; N. 79-45 W. 362 feet; N. 64-00 W. 208 feet; N. 46-00 W. 422 feet; and N. 52-00 W. 249 feet to a pin on Rocky Creek; thence up Rocky Creek 68 feet to a point; thence continuing 134 feet to a pin; thence N. 81-00 E. 1407 feet to a pin; thence N. 76-45 E. 891 feet to a pin; thence N. 30 E. 290 feet to a pin; thence N. 4-00 W. 76.6 feet to a pin in center of McCall Road; thence with center of McCall Road, S. 88-45 E. 236.9 feet to a bend; thence continuing with the center of said Road N. 75-00 E. 378.8 feet to a pin in the center of intersection of Standing Springs Road as the line S. 22-20 E. 294 feet to the point of beginning.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ASSIGNMENT



FOR VALUE RECEIVED, DWIGHT J. GOFORTH hereby assigns, transfers and sets over to IDEAL PRODUCTION CREDIT ASSOCIATION, the within mortgage and the Note which the same secures, without recourse.

DATED THIS 28TH day of SEPTEMBER, 1973.

IN THE PRESENCE OF:

William B. ...
James D. ...

Dwight J. Goforth
DWIGHT J. GOFORTH

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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